



Colorado Springs Utilities  
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A RESOLUTION AUTHORIZING THE USE OF EMINENT  
DOMAIN TO ACQUIRE REAL PROPERTY LOCATED AT  
2910 AUSTIN BLUFF PARKWAY, COLORADO SPRINGS,  
COLORADO NEEDED FOR THE CENTRAL BLUFFS  
SUBSTATION PROJECT

Jessica Davis, Land Resource Manager

April 11, 2023

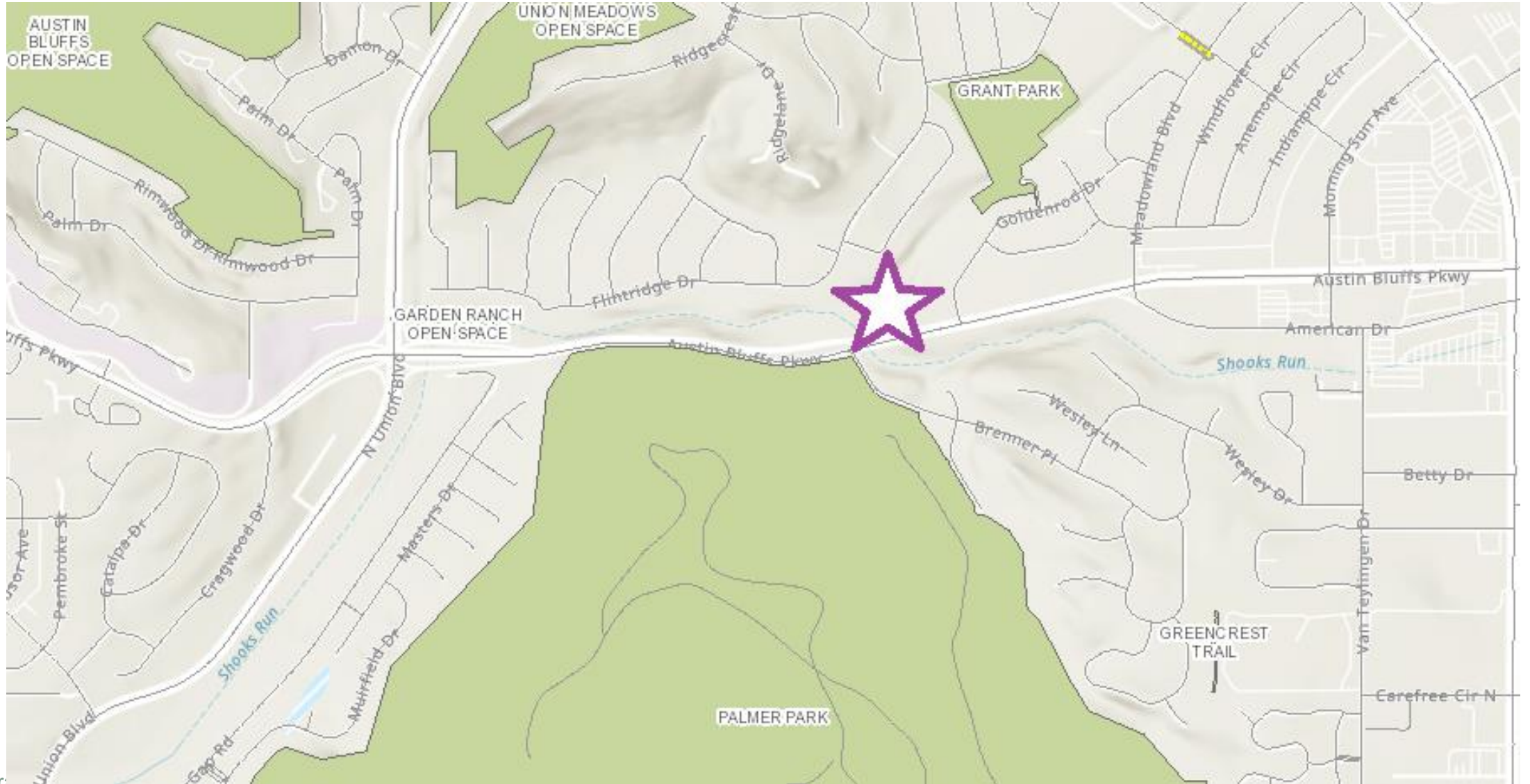


# Central Bluffs Substation Project

- Replacement of 3 aging substations
- Long-term O&M savings
- Ensure reliability of system
- Safety upgrades



# Vicinity Map





# Central Bluffs Substation Site

- 7 Properties
  - Commercial
    - **2910 Austin Bluffs Pkwy**
    - **2914 Austin Bluffs Pkwy**
    - **2918 Austin Bluff Pkwy**
    - **2930 Austin Bluffs Pkwy**
  - Residential
    - **4002 Goldenrod Drive**
    - **4006 Goldenrod Drive**
  - Vacant Land
    - **2922 Austin Bluffs Pkwy**



# Property – 2910 Austin Bluffs Parkway

- TSN: **6327206056**
- Owner: JCJK Real Estate LLC
- Appraisal: \$1,900,000
- Staff has followed the Real Estate Policy
  - Meetings, letters, phone calls
- Communication
- Project scheduled to begin in April, 2024

# Action Requested

- Move approval of resolution.





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